

Part 606 – M1 Light Industrial District

§ 165-606.01 Intent.

M1 Light Industrial District. The intent of this district is to provide for a variety of light manufacturing, commercial office and heavy commercial uses in well-planned industrial settings. Uses are allowed which do not create noise, smoke, dust or other hazards. Uses are allowed which do not adversely affect nearby residential or business areas. Such industrial areas shall be provided with safe and sufficient access.

§ 165-606.02 Allowed Uses.

Allowed Uses		Standard Industrial Classification (SIC)
Landscape and horticultural services		078
Offices and storage facilities for building construction contractors, heavy construction contractors and special trade contractors		15, 16 and 17
Manufacturing as follows:		--
Dairy products		202
Canned, frozen and preserved fruits, vegetables and soup mixes		203
Bakery products		205
Sugar and confectionary products		206
Bottled and canned soft drinks and carbonated water		2086
Flavoring extracts and flavoring syrups		2087
Miscellaneous food preparations and products, excluding the following:		209
	<i>Canned and cured fish and seafood</i>	<i>2091</i>
	<i>Fresh or frozen fish and seafood</i>	<i>2092</i>
Textile mill products		22
Apparel or other finished products made from fabrics and similar material		23
Lumber and wood products, excluding the following:		24
	<i>Logging</i>	<i>241</i>
	<i>Sawmills and planing mills</i>	<i>242</i>
	<i>Wood preserving</i>	<i>2491</i>

Allowed Uses	Standard Industrial Classification (SIC)
Furniture and fixtures	25
Paperboard containers and boxes	265
Converted paper and paperboard products, except containers and boxes	267
Printing, publishing and allied industries	27
Drugs	283
Rubber and miscellaneous plastics products	30
Concrete block and brick and related products	3271
Fabricated metal products, excluding the following:	34
	<i>Coating, engraving and allied services</i>
	<i>Ammunition, Except for Small Arms</i>
	<i>Ordnance and Accessories, not elsewhere classified</i>
Industrial and commercial machinery and computer equipment	35
Electronics and other electrical equipment and components, excluding the following:	36
	<i>Storage batteries</i>
	<i>Primary batteries</i>
Transportation equipment	37
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; and watches and clocks	38
Miscellaneous manufacturing industries	39
Local and suburban transit and interurban highway passenger transportation	41
Motor freight transportation and warehousing	42
Transportation by air	45
Transportation services	47
Communication facilities and offices, including telephone,	48

Allowed Uses	Standard Industrial Classification (SIC)
telegraph, radio, television and other communications	
Electric, gas and other utility facilities and offices and trucking and warehousing	49
Wholesale trade	-
Advertising specialties - wholesale	5199
Restaurants	58
Linen supply	7213
Dry cleaning plants	7216
Business services	73
Truck rental and leasing, without drivers	7513
Tire retreading	7534
Welding repair	7692
Agricultural equipment repair	7699
Boiler cleaning and repair	7699
Cesspool cleaning	7699
Coppersmithing	7699
Engine repair	7699
Farm machinery and tractor repair	7699
Industrial truck repair	7699
Machinery cleaning	7699
Measuring and controlling instrument repair; mechanical	7699
Meteorological instrument repair	7699
Precision instrument repair	7699
Repair of optical instruments	7699
Repair of service station equipment	7699

Allowed Uses	Standard Industrial Classification (SIC)
Scale repair service	7699
Septic tank cleaning service	7699
Sewer cleaning service	7699
Tank and boiler cleaning service	7699
Tank truck cleaning service	7699
Tinsmithing	7699
Vocational schools	824
Business associations	861
Professional membership organizations	862
Labor unions and similar labor organizations	863
Engineering, accounting, research, management and related services	87
Testing laboratories	8734
General business offices, including corporate, government or other offices not providing services to the general public on a regular basis as the primary use	--
Accessory retailing	--
Public buildings	--
Public utility distribution facilities	--
Business signs	--
Signs allowed in § 165-201.06B	--
Freestanding building entrance signs	--
Multi-tenant complex signs	--
Electronic message signs	--
Residential uses which are accessory to allowed business uses	--
Parks	--

Allowed Uses	Standard Industrial Classification (SIC)
Regional criminal justice, enforcement and detention facilities for Frederick County, Clarke County and the City of Winchester	--
Industrial launderers	7218
Truck or fleet maintenance facilities	--
Self-service storage facilities	--
Flex-Tech	--
Fire stations, companies and rescue squads	--

Part 607 – M2 Industrial General District

§ 165-607.01 Intent.

M2 Industrial General District. The intent of this district is to provide for a wide variety of manufacturing, commercial office and heavy commercial uses, including those which may not be compatible with nearby residential and business areas. Performance controls are used to control potential nuisances, especially in relation to zoning district boundaries. Such industrial areas shall be provided with safe and sufficient access.

§ 165-607.02 Allowed Uses.

Allowed Uses	Standard Industrial Classification (SIC)
All uses allowed in the M1 Light Industrial District	
Additional manufacturing as follows:	
Meat products	201
Grain mill products	204
Fats and oils	207
Beverages, including alcoholic beverages	208
Canned and cured fish and seafood	2091
Fresh or frozen fish and seafood	2092
Tobacco products	21
Logging	241
Sawmills and planing mills	242